



CATESWELL GROVE

HALL GREEN | BIRMINGHAM

WELCOME TO CATESWELL GROVE

Cateswell Grove is an exciting new development in Hall Green, bringing contemporary homes to an area steeped in local heritage.

Set within a thoughtfully designed 2.2-acre site, this collection of 31 beautifully crafted homes combines traditional character with modern design and energy-efficient living.

Offering a choice of three and four-bedroom detached, semi-detached and terraced homes, Cateswell Grove has been carefully designed to suit a variety of lifestyles, from growing families and first-time buyers, to professionals and downsizers seeking a well-connected place to call home.

Inside, every home has been finished with comfort and practicality in mind. Light oak-effect flooring and soft oatmeal

coloured Saxony carpets create a warm and welcoming atmosphere, providing a timeless backdrop that complements both contemporary and classic interiors. Stylish kitchens and bathrooms feature clean lines, quality fittings and modern finishes, delivering spaces that are both elegant and functional.

Designed for modern living, sustainability is at the heart of Cateswell Grove. Solar panels and energy-efficient LED lighting help reduce environmental impact, while contributing to lower running costs. Each property also benefits from dedicated parking and an electric vehicle charging point as standard, ensuring homes are ready for the future.



PLEASE NOTE: Illustration of site plan is indicative only

THE CROFT
PLOT: 13

THE NOSSITER
PLOTS: 7, 8, 10, 11, 14 & 15

THE ASHCOMBE
PLOTS: 1, 2, 3, 4, 18, 19 & 20

THE GROVE
PLOTS: 5, 6, 12, 26 & 27

THE CATESBY
PLOTS: 16, 17, 23, 24, 30 & 31

THE CATESWELL
PLOTS: 9, 21, 22, 25, 28 & 29

SITE PLAN

CATESWELL
GROVE



Cannon Hill Park



The Bullring



Solihull Town Centre

DISCOVER THE LOCAL AREA

Located around five miles from Birmingham city centre, Hall Green is well connected to both the city and the wider Midlands. Spring Road railway station is an approximate fifteen-minute walk away, providing convenient rail services into Birmingham and out to Stratford-upon-Avon and Kidderminster. For additional travel options, local bus stops offer frequent services across Birmingham, making it easy to access destinations throughout the city.

Families are well served by local educational facilities, including a nursery, while Yarnfield Primary School and Hall Green School are both rated Good by Ofsted. Residents can also enjoy a variety of nearby parks, green spaces, leisure facilities and sports centres, while the highly-rated Hall Green Health Centre is just half-a-mile away.

Cateswell Road was first laid in the early 1920s, but its name is possibly derived from an Old English reference to a spring associated with an individual called Cat. Over time, the name was woven into local landmarks like Cateswell Cottages and Cateswell House. Today, Cateswell Grove continues that story, creating a distinctive new community that respects its heritage while looking confidently towards the future.

Combining quality craftsmanship, energy-efficient design and an excellent location, Cateswell Grove offers a place where modern living and local character come together perfectly.



CATESWELL
GROVE

THE CROFT PLOT: 13



A two bedroom semi-detached home,
with parking for two cars and EV charger.



x2
Bedrooms



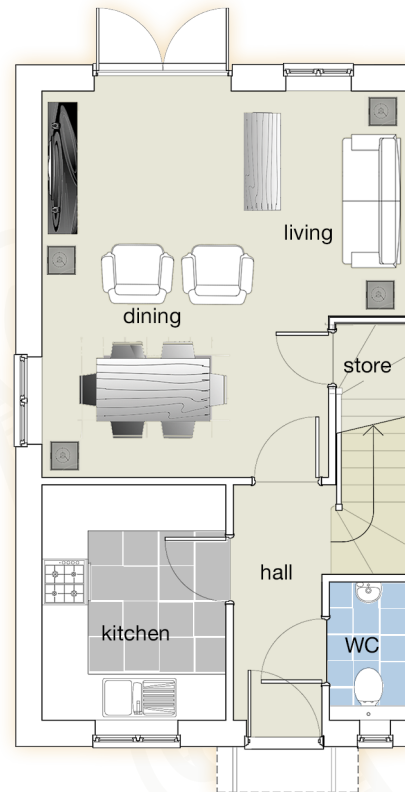
x1
Bathroom



x2
Parking
spaces

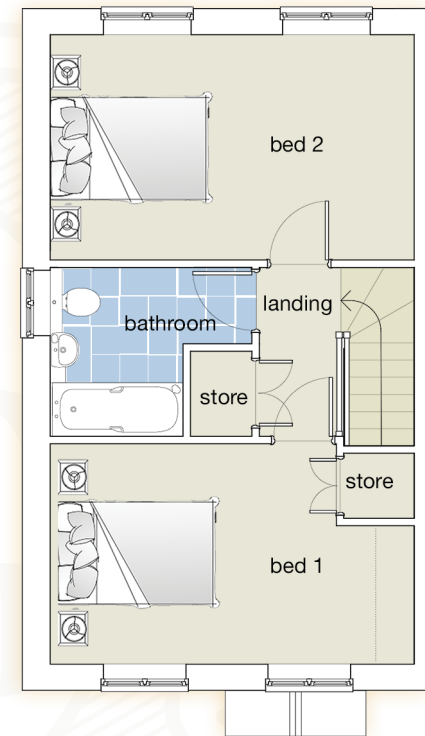


77.4m²
Gross
Internal
Area



GROUND FLOOR

Kitchen	2.40m	x	3.09m
Living/Dining	4.76m	x	5.05m*



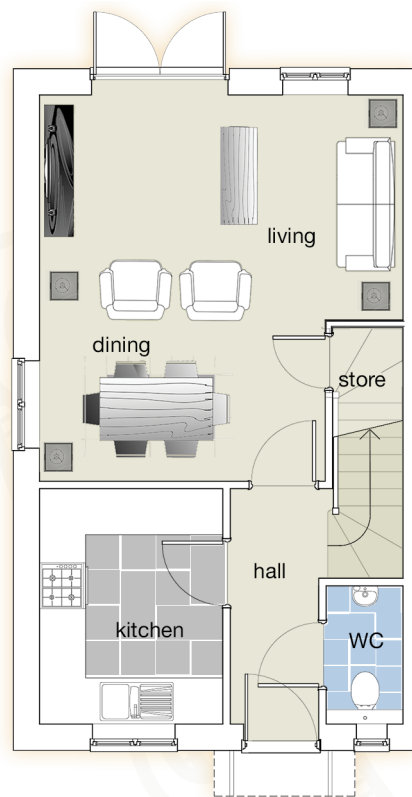
FIRST FLOOR

Bedroom 1	4.76m	x	2.88m*
Bedroom 2	4.76m	x	2.87m

* Maximum dimension.

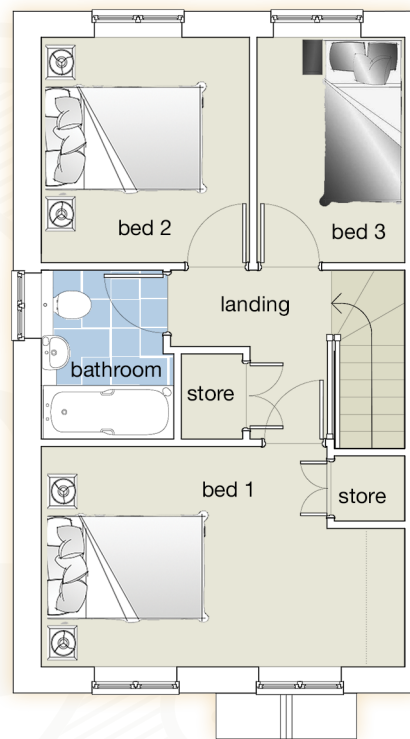
This information is for guidance only and does not form any part of any contract or constitute a warranty. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes.

CATESWELL
GROVE



GROUND FLOOR

Kitchen	2.40m	x	3.09m
Living/Dining	4.76m	x	5.05m*



FIRST FLOOR

Bedroom 1	4.76m	x	2.88m*
Bedroom 2	2.73m	x	2.95m
Bedroom 3	1.94m	x	2.95m

*** Maximum dimension.**

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THE GROVE

PLOTS: 5, 6, 12, 26 & 27



A three bedroom semi-detached home, with parking for two cars and EV charger.



x3
Bedrooms



x1
Bathroom



x2
Parking
spaces



77.4m²
Gross
Internal
Area

CATESWELL
GROVE

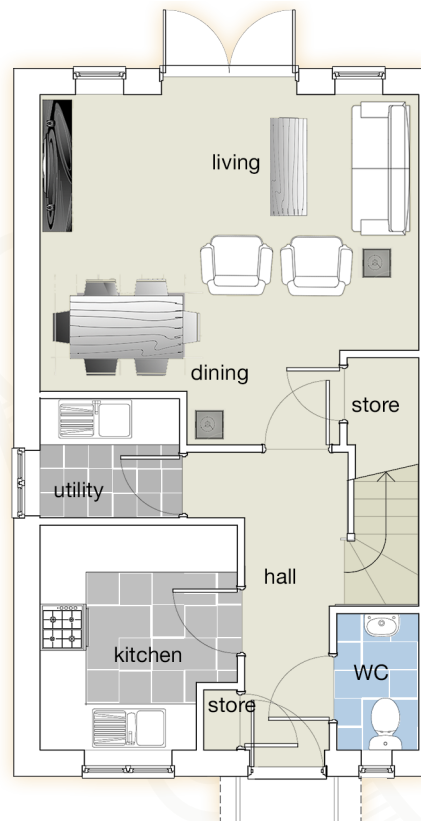
THE NOSSITER

PLOTS: 7, 8, 10, 11, 14 & 15



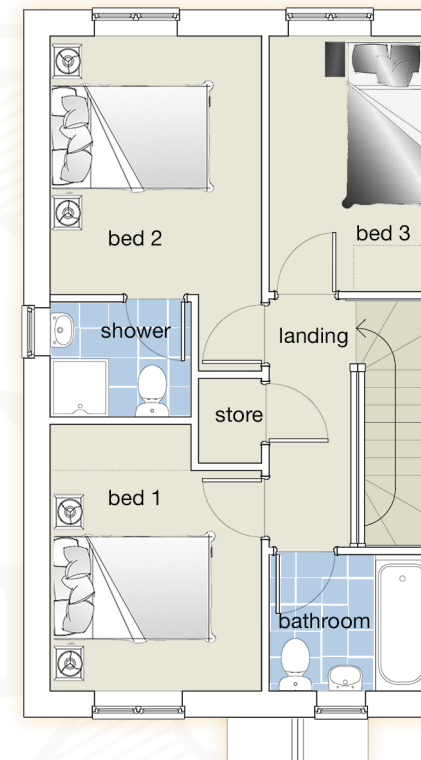
A three bedroom semi-detached home, with parking for two cars and EV charger.

				
x3 Bedrooms	x1 Bathroom	x1 En-suite	x2 Parking spaces	84.4m ² Gross Internal Area



GROUND FLOOR

Kitchen	2.58m	x	2.94m*
Living/Dining	4.96m	x	4.57m*
Utility	1.83m	x	1.55m



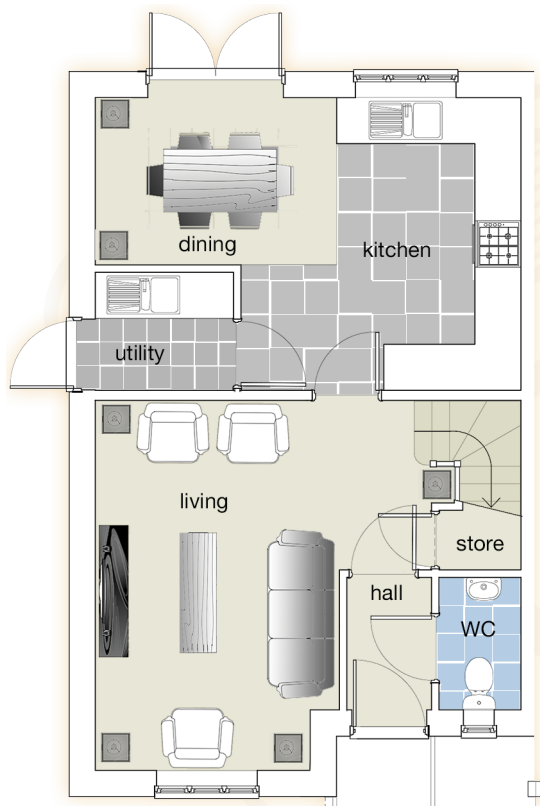
FIRST FLOOR

Bedroom 1	2.76m	x	3.38m*
Bedroom 2	2.76m	x	3.49m
Bedroom 3	2.10m	x	3.34m

*** Maximum dimension.**

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CATESWELL
GROVE

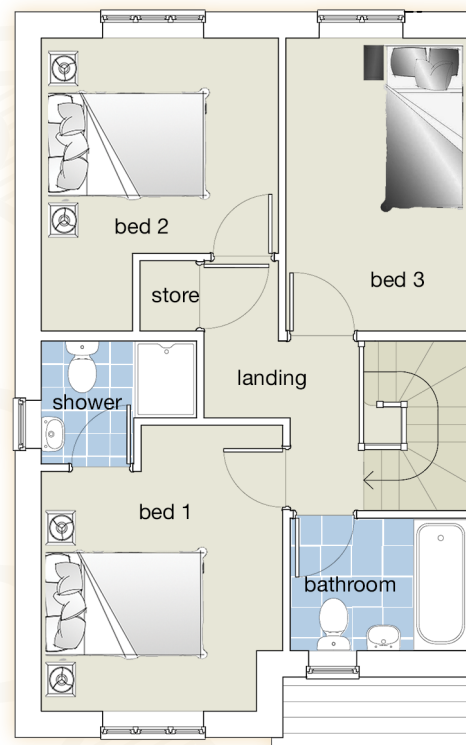


GROUND FLOOR

Kitchen/Dining	5.57m	x	3.84m*
Living area	3.19m	x	4.85m
Utility	1.82m	x	1.55m

* Maximum dimension.

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FIRST FLOOR

Bedroom 1	3.15m	x	3.74m*
Bedroom 2	3.09m	x	3.84m*
Bedroom 3	2.38m	x	3.83m

THE CATESBY

PLOTS: 16, 17, 23, 24, 30 & 31



A three bedroom semi-detached home, with parking for two cars and EV charger.



x3
Bedrooms



x1
Bathroom



x1
En-suite



x2
Parking
spaces



90.7m²
Gross
Internal
Area

CATESWELL
GROVE

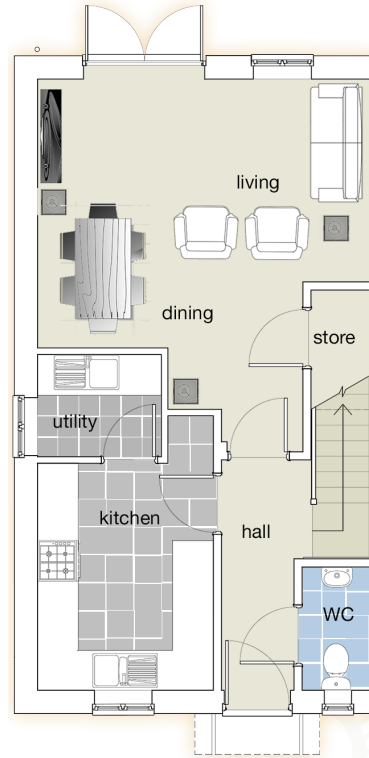
THE ASHCOMBE

PLOTS: 1, 2, 3, 4, 18, 19 & 20



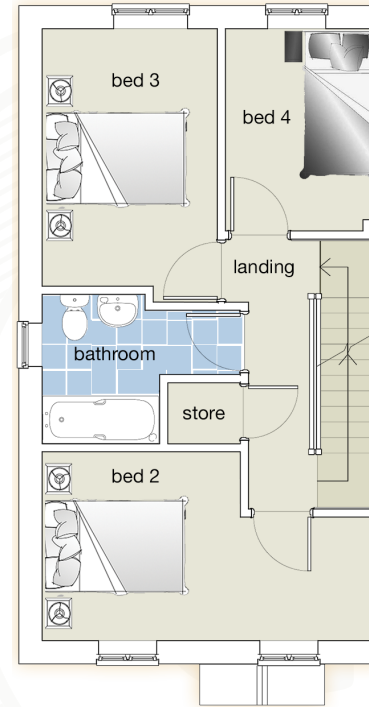
A four bedroom semi-detached home, with parking for two cars and EV charger.

				
x4 Bedrooms	x1 Bathroom	x1 En-suite	x2 Parking spaces	84.1m ² Gross Internal Area



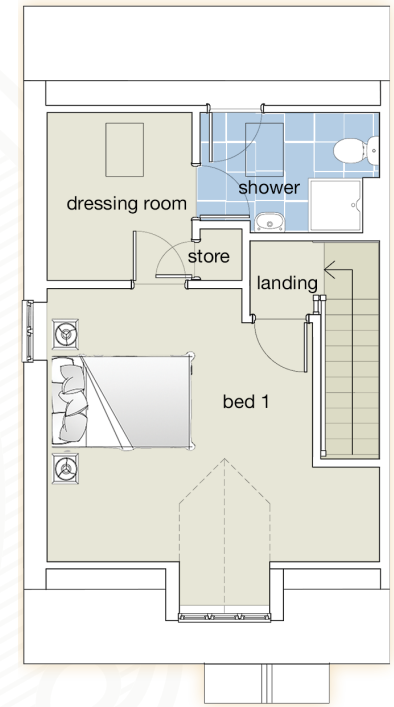
GROUND FLOOR

Kitchen	2.62m x 3.35m*
Living/Dining	4.90m x 3.97m*
Utility	1.83m x 1.50m



FIRST FLOOR

Bedroom 2	4.90m x 2.81m*
Bedroom 3	2.60m x 4.03m*
Bedroom 4	2.20m x 3.01m



SECOND FLOOR

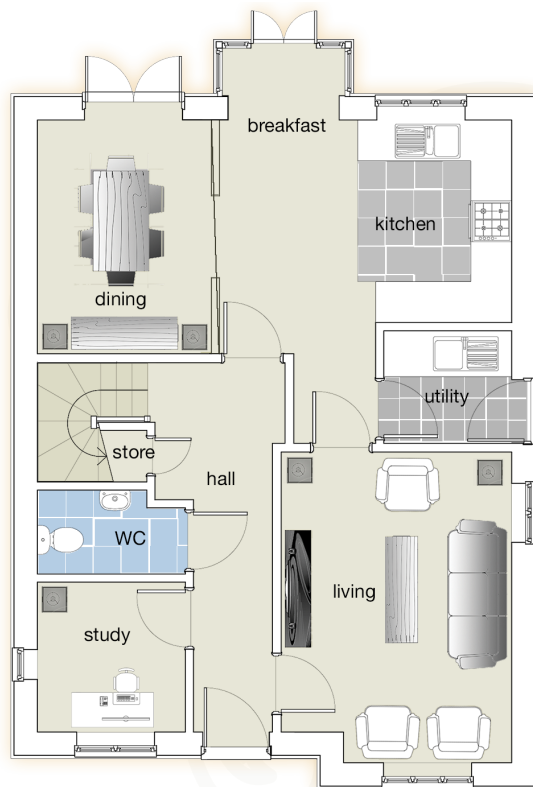
Bedroom 1	4.90m x 4.04m
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NOTE: Bedroom 1 has restricted height.

*** Maximum dimension.**

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CATESWELL
GROVE

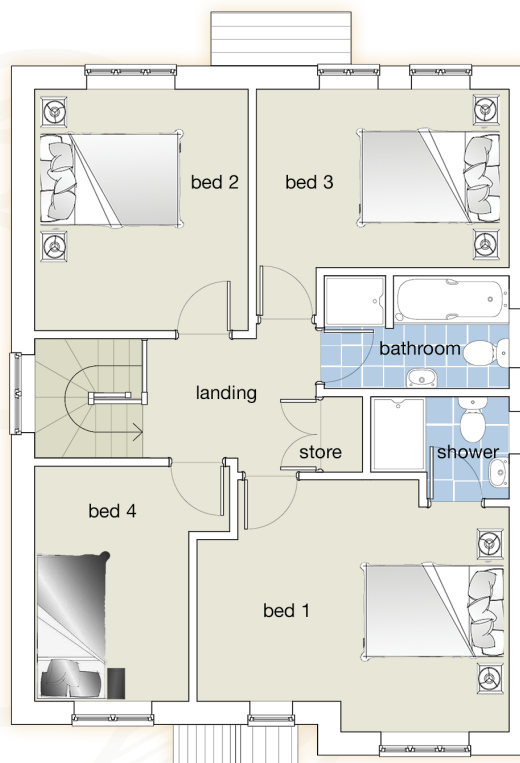


GROUND FLOOR

Kitchen/Breakfast	4.30m	x	3.46m
Dining area	2.59m	x	3.46m
Living area	3.41m	x	4.59m*
Study	2.21m	x	2.24m
Utility	1.90m	x	1.67m

* Maximum dimension.

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FIRST FLOOR

Bedroom 1	4.61m	x	3.73m*
Bedroom 2	3.15m	x	3.58m
Bedroom 3	3.74m	x	2.65m
Bedroom 4	2.26m	x	3.49m

THE CATESWELL PLOTS: 9, 21, 22, 25, 28 & 29



A four bedroom detached home,
with parking for two cars and EV charger.



x4
Bedrooms



x1
Bathroom



x1
En-suite



x2
Parking
spaces



127.1m²
Gross
Internal
Area

CATESWELL
GROVE

THE CATESBY INTERIOR



PLEASE NOTE:
Computer generated images
are indicative only.



CATESWELL GROVE

THE CATESWELL INTERIOR



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CATESWELL GROVE

SPECIFICATION

THE FINER DETAILS

KITCHENS

- Bespoke fully fitted kitchens and utility rooms with oak carcasses trimmed in Kashmir to match doors and draws, soft close doors and drawers.
- Piatra Bianco marble solid worktops and upstands with Kashmir coloured splashbacks fitted behind the hob.
- Fully integrated appliances include hob, extractor fan, electric oven, dishwasher, washing machine and a fridge freezer.

BATHROOMS

- Bright white sanitary ware with custom vanity units.
- Tasteful ceramic tiling to all bathroom's en-suites and WC.
- Fitted wall mirror with sensor lighting.

GENERAL

- Oak luxury vinyl tiling (LVT) to all ground floors.
- Carpeted in a neutral deep pile to stairs landing and bedrooms.
- Ample electric sockets, USB charging points, TV and BT points.
- Double glazing throughout.

OUTSIDE

- EV Chargers to all plots.
- Solar panels fitted to all plots.
- Two parking spaces for each plot.
- Double external electric points in rear of all plots.
- External water supply to rear of all plots.
- External lighting to front and rear of all plots.



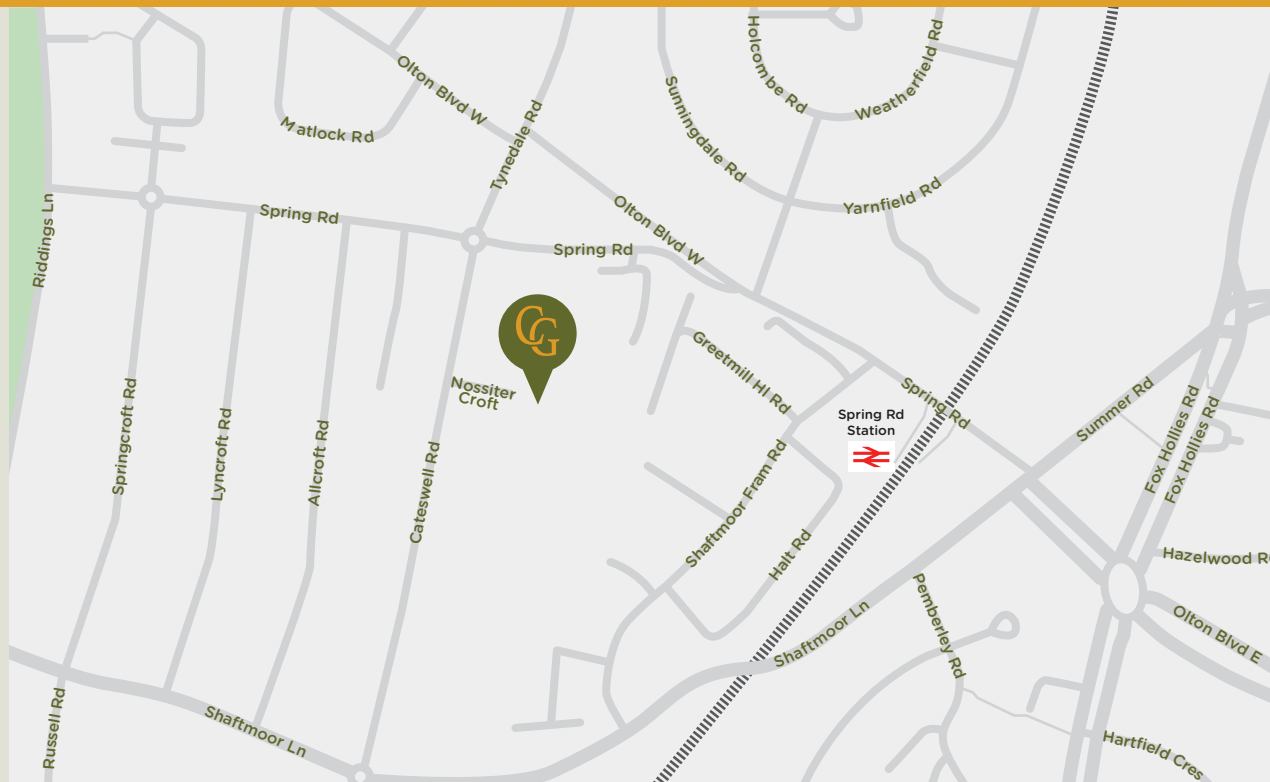
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LOCATION ADDRESS:

Nossiter Croft, Sparkhill,
Birmingham B11 3FW

NEARBY PLACES & DISTANCES

- **Spring Road Railway Station**
Approx. 0.6 miles (12-15 minute walk)
- **Acocks Green Railway Station**
Approx. 1.8 miles
- **Birmingham City Centre**
Approx. 5 miles
- **Solihull Town Centre**
Approx. 4 miles
- **Hall Green Health Centre**
Approx. 0.4 miles
- **Fox Hollies Park**
Approx. 0.8 miles



ALL ENQUIRIES

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**burchell
edwards**

CALL: 0121 733 3553

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OFFICE: 183 Stratford Road, Solihull B90 3AU

DISCLAIMER:

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**CATESWELL
GROVE**